

ORDINANCE NO. 20210729-144

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 7113 AND 7115 BURNET ROAD IN THE CRESTVIEW/WOOTEN COMBINED NEIGHBORHOOD PLAN AREA FROM COMMERCIAL-LIQUOR SALES-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-1-CO-NP) COMBINING DISTRICT AND GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-CO-NP) COMBINING DISTRICT AND LIMITED OFFICE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (LO-CO-NP) TO MULTIFAMILY RESIDENCE HIGHEST DENSITY-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (MF-6-CO-NP) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from commercial-liquor sales-conditional overlay-neighborhood plan (CS-1-CO-NP) combining district and general commercial services-conditional overlay-neighborhood plan (CS-CO-NP) combining district and limited office-conditional overlay-neighborhood plan (LO-CO-NP) to multifamily residence highest density-conditional overlay-neighborhood plan (MF-6-CO-NP) combining district on the property described in Zoning Case No. C14-2021-0044, on file at the Housing and Planning Department, as follows:

Lot 1, RONAN SUBDIVISION, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 89, Page 236, Plat Records, Travis County, Texas, (the "Property"),

locally known as 7113 and 7115 Burnet Road in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "A"**.

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

- A. The maximum height of a building or structure on the Property, within 200 feet of single-family residential use, shall not exceed 40 feet. Otherwise, the maximum height of a building or structure on the Property shall not exceed 75 feet.
- B. A 30-foot wide building setback shall be established and maintained along the north and east property line where the Property abuts a residential property.

PART 3. Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the multifamily residence highest density (MF-6) district and other applicable requirements of the City Code.

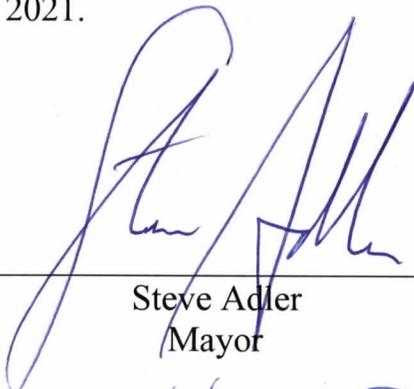
PART 4. Except as specifically modified by this ordinance, the Property is subject to Ordinance No. 040401-32B that established zoning for the Crestview Neighborhood Plan.

PART 5. This ordinance takes effect on August 9, 2021.

PASSED AND APPROVED

July 29, 2021

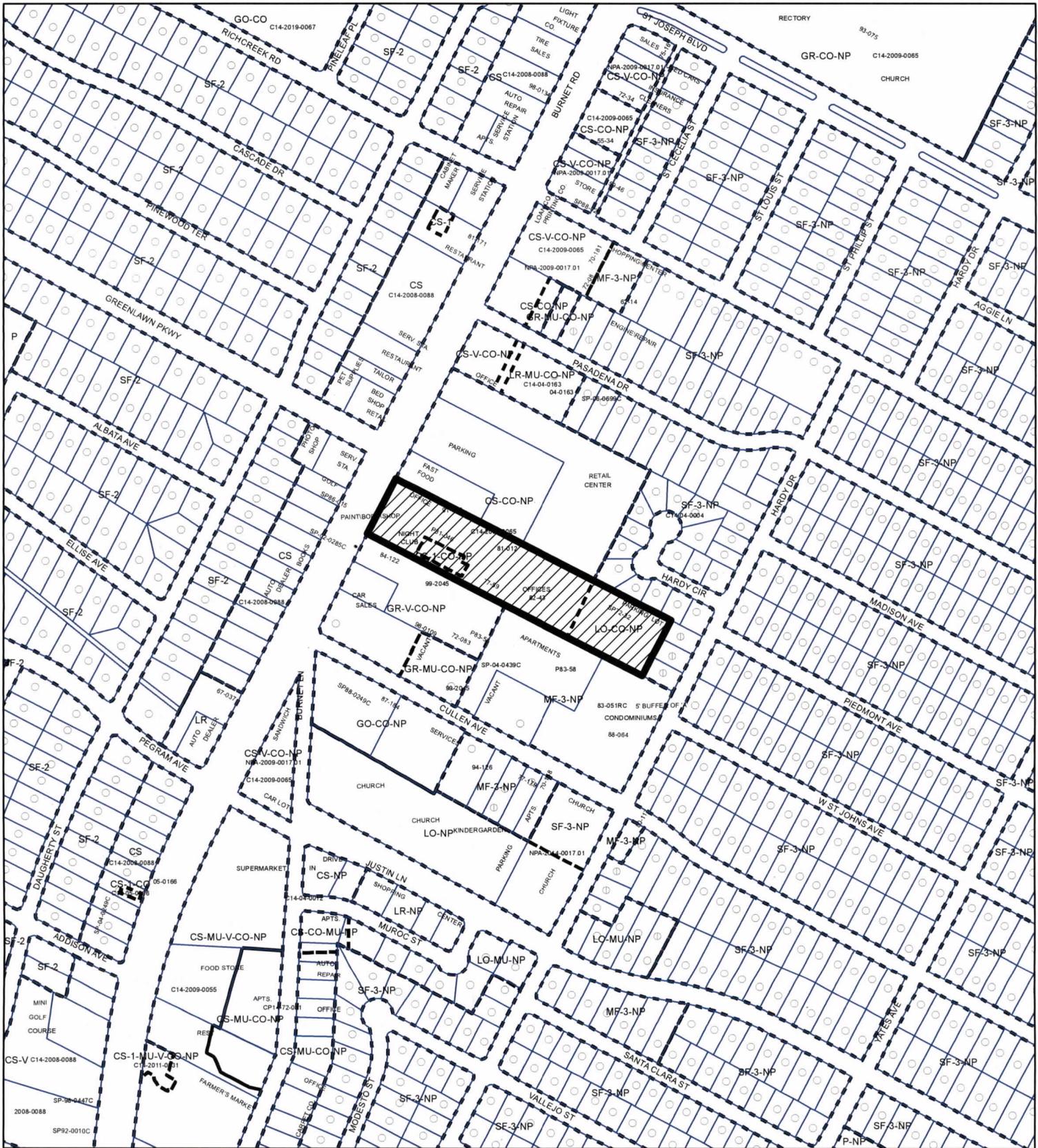
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Steve Adler
Mayor

APPROVED: Anne L. Morgan
Anne L. Morgan
City Attorney

ATTEST: Jannette S. Goodall
Jannette S. Goodall
City Clerk



ZONING

ZONING CASE#: C14-2021-0044

Exhibit A



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or



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